

FISCAL IMPACT COMMITTEE

June 12, 2006

3:00 p.m.

Lovettsville Room

AGENDA

1. Brief Overview of Committee Work/Schedule
2. Capital Needs Assessment (CNA) Process and Schedule
3. Land Valuation CPAM
4. Follow-up on Other Committee Recommendations
5. Review of Proposed Capital Facility Impact (CFI)
6. Other Business

Next Meeting Monday, June 19 at 3 p.m. – Lovettsville Room

FISCAL IMPACT COMMITTEE

(revised 12-9-05)

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Item #5

Draft CIF for FY 07 -- East

Unit Type	Pop/Unit	CIF/Pop	Non-school CIF	Child/Unit	CIF/Child	School CIF	Total CIF
Single Family, Detached Unit SFD	3.13	\$3,684	\$11,532	0.83	\$42,515	\$35,287	\$46,819
Single Family, Attached Unit SFA	2.64	\$3,684	\$9,727	0.47	\$42,515	\$19,982	\$29,709
Multi-Family Unit MF	1.90	\$3,684	\$7,000	0.28	\$42,515	\$11,904	\$18,904

Draft CIF for FY 07 -- West

Unit Type	Pop/Unit	CIF/Pop	Non-school CIF	Child/Unit	CIF/Child	School CIF	Total CIF
Single Family, Detached Unit SFD	3.13	\$4,012	\$12,559	0.83	\$42,515	\$35,287	\$47,846
Single Family, Attached Unit SFA	2.64	\$4,012	\$10,593	0.47	\$42,515	\$19,982	\$30,575
Multi-Family Unit MF	1.90	\$4,012	\$7,623	0.28	\$42,515	\$11,904	\$19,528

FY07 Non-School CIF Calculation

Department	Capital Facility	FY05 Adopted Standard	FY07 Facility Costs	CIF Per Capita Calc
Animal Care and Control	Animal Shelter	0.079 square feet per capita	\$8,420,179	\$36.96
Fire & Rescue	Fire & Rescue Station - East	1 per 25,000 population	\$6,969,911	\$278.80
Fire & Rescue	Capital Vehicle - East Engine	1 1500-gpm engine per 10,000 population	\$530,000	\$53.00
Fire & Rescue	Capital Vehicle - East ALS Ambulance	1 ALS Ambulance per 10,000 population	\$265,000	\$26.50
Fire & Rescue	Capital Vehicle - East Ladder Truck	1 Ladder Truck per 25,000 population	\$770,000	\$30.80
Fire & Rescue	Capital Vehicle - East Hyv Rescue Squad	1 Heavy Rescue Squad per 50,000 population	\$520,000	\$10.40
Fire & Rescue	Fire & Rescue Station - West	1 per 10,000 population	\$5,969,911	\$596.99
Fire & Rescue	Capital Vehicle - West Engine	1 1500-gpm engine per 10,000 population	\$530,000	\$53.00
Fire & Rescue	Capital Vehicle - West ALS Ambulance	1 ALS Ambulance per 10,000 population	\$265,000	\$26.50
Fire & Rescue	Capital Vehicle - West Tanker	1 Tanker per 10,000 population	\$390,000	\$39.00
Fire & Rescue	Capital Vehicle - West Brush Truck	1 Brush Truck per 10,000 population	\$120,000	\$12.00
General Government	Office Space	1 s.f. per capita	\$290,000	\$290.00
Health Department	Health Clinic	0.5 square feet of clinic space per client visits	\$8,401,658	\$32.31
Juvenile Court Svcs Unit	Juvenile Probation Residence	1 residence per 250,000 population	\$3,945,671	\$15.78
Library Services	Library	0.6 square feet per capita	\$15,708,371	\$314.17
MHM RSA	MR Residential Facility	1 residential bed slot per 5,375 population	\$1,555,239	\$72.34
MHM RSA	MH Residential Facility	1 residential bed slot per 3,665 population	\$1,555,239	\$106.09
MHM RSA	MHSA Adolescent Day Treatment Center	1 slot/237 youth population ages 15-18 years old	\$2,975,780	\$12.94
MHM RSA	MHSA Adolescent Group Home	1 slot/382 youth population ages 16-17 years old	included below	
MHM RSA	MHSA Adolescent Group Home	1 slot/957 youth population ages 12-15 years old	\$4,307,322	\$71.79
Ofc of Transportation Svcs	Regional Park & Ride Lot	1 lot per 25 s.m. in suburban sub area, 1 lot per 100 s.m. in remainder of County	\$4,902,423	\$0
Ofc of Transportation Svcs	Community Park & Ride Lot	1 lot per 4 s.m. in suburban area and towns	\$2,582,169	\$0
Ofc of Transportation Svcs	Bus Maintenance & Storage Facility	1 facility per 100 transit vehicles	\$11,304,408	\$46.61
PRCS	Recreation Center	1 per 75,000 population	\$27,591,031	\$367.88
PRCS	Regional Park	1 per 75,000 population	\$28,387,368	\$378.50
PRCS	District Park	1 per 25,000 population	\$13,225,684	\$529.03
PRCS	Community Park	1 per 10,000 population	\$5,267,211	\$526.72
PRCS	Teen Center	1 per 10,000 12-14 year olds	\$11,830,983	\$49.69
PRCS	Senior Center	1 per 10,000 55+ year olds	\$9,443,095	\$116.15
PRCS	Respite Center	1 per 15,000 55+ year olds	\$3,338,296	\$27.37
Sheriff's Office	Substation (18,000 sf)	1 substation per 75,000 population	\$7,587,726	\$101.17
Social Services	Juvenile Detention Center	# 24-bed centers = (X*0.0395/585) ***	\$12,655,866	\$73.83
Social Services	Youth Shelter	# 12-bed centers = (X*0.0116/144) ***	\$5,103,520	\$38.28
Social Services	Juvenile Assessment Center	1 Center to Serve the County	\$2,950,104	\$12.16
Social Services	Transitional Independent Living Residence	1 residence per 250,000 population	\$3,249,194	\$13.00
Social Services	Transitional Homeless Shelter	#shelters = (X*5%*3.24*19%/45) ****	\$3,397,938	\$37.75
Social Services	Emergency Homeless Shelter	#shelters = (X*5%*3.24*68%/190) ****	\$3,229,459	\$14.35

*** X = # of 11-18 years olds
**** X = # of families < 30% median income

East \$3,684
West \$4,012

FY 07 Schools CIF Calculation

Loudoun Co Public Schools	Elementary School	875 Students	\$28,730,000	\$15,154
Loudoun Co Public Schools	Middle School	1350 Students	\$53,980,000	\$9,227
Loudoun Co Public Schools	High School	1800 Students	\$106,080,000	\$18,133

\$42,515

Non-School CIF Calculation

Department	Capital Facility	2005 Facility Costs	FY07 Facility Costs	FY07 Comp to 2005	% Chg	2005 CIF Per Capita Calc	FY07 CIF Per Capita Calc	FY07 Comp to 2005	% Chg
Animal Care and Control	Animal Shelter	\$5,675,363	\$8,420,179	\$2,744,816	48%	\$24.91	\$36.96	\$12.05	48%
Fire & Rescue	Fire & Rescue Station - East	\$3,726,035	\$6,969,911	\$3,243,876	87%	\$149.04	\$278.80	\$129.76	87%
Fire & Rescue	Capital Vehicle - East Engine	\$450,000	\$530,000	\$80,000	18%	\$45.00	\$53.00	\$8.00	18%
Fire & Rescue	Capital Vehicle - East ALS Ambulance	\$270,000	\$265,000	-\$5,000	-2%	\$27.00	\$26.50	-\$0.50	-2%
Fire & Rescue	Capital Vehicle - East Ladder Truck	\$950,000	\$770,000	-\$180,000	-19%	\$38.00	\$30.80	-\$7.20	-19%
Fire & Rescue	Capital Vehicle - East Hyr Rescue Squad	\$650,000	\$520,000	-\$130,000	-20%	\$13.00	\$10.40	-\$2.60	-20%
Fire & Rescue	Fire & Rescue Station - West	n/a	\$5,969,911	\$5,969,911	n/a	n/a	\$596.99	\$596.99	n/a
Fire & Rescue	Capital Vehicle - West Engine	n/a	\$530,000	\$530,000	n/a	n/a	\$53.00	\$53.00	n/a
Fire & Rescue	Capital Vehicle - West ALS Ambulance	n/a	\$265,000	\$265,000	n/a	n/a	\$26.50	\$26.50	n/a
Fire & Rescue	Capital Vehicle - West Tanker	n/a	\$390,000	\$390,000	n/a	n/a	\$39.00	\$39.00	n/a
Fire & Rescue	Capital Vehicle - West Brush Truck	n/a	\$120,000	\$120,000	n/a	n/a	\$12.00	\$12.00	n/a
General Government	Office Space	n/a	\$120,000	\$120,000	n/a	n/a	\$12.00	\$12.00	n/a
Health Department	Health Clinic	\$4,870,580	\$8,401,658	\$3,531,078	72%	\$290.00	\$290.00	\$0.00	0%
Juvenile Court Svcs Unit	Juvenile Probation Residence	\$3,241,342	\$3,945,671	\$704,329	22%	\$12.97	\$15.78	\$2.82	22%
Library Services	Library	\$11,252,330	\$15,708,371	\$4,456,041	40%	\$225.05	\$314.17	\$89.12	40%
MH/MRSA	MIR Residential Facility	\$797,990	\$1,555,239	\$757,249	95%	\$37.12	\$72.34	\$35.22	95%
MH/MRSA	MH Residential Facility	\$797,990	\$1,555,239	\$757,249	95%	\$34.43	\$106.09	\$71.65	95%
MH/MRSA	MHSA Adolescent Day Treatment Center	\$2,570,411	\$2,975,780	\$405,369	16%	\$11.18	\$12.94	\$1.76	16%
MH/MRSA	MHSA Adolescent Group Home	included below	included below						
MH/MRSA	MHSA Adolescent Group Home	\$2,570,411	\$4,307,322	\$1,736,911	68%	\$42.84	\$71.79	\$28.95	68%
Ofc of Transportation Svcs	Regional Park & Ride Lot	\$2,014,618	\$4,902,423	\$2,887,805	143%	\$0	\$0	\$0	
Ofc of Transportation Svcs	Community Park & Ride Lot	\$821,939	\$2,582,169	\$1,760,230	214%	\$0	\$0	\$0	
Ofc of Transportation Svcs	Bus Maintenance & Storage Facility	\$7,770,945	\$11,304,408	\$3,533,463	45%	\$32.04	\$46.61	\$14.57	45%
PRCS	Recreation Center	\$26,473,341	\$27,591,031	\$1,117,690	4%	\$352.98	\$367.88	\$14.90	4%
PRCS	Regional Park	\$25,847,598	\$28,387,368	\$2,539,770	10%	\$344.63	\$378.50	\$33.86	10%
PRCS	District Park	\$11,951,455	\$13,225,684	\$1,274,229	11%	\$478.06	\$529.03	\$50.97	11%
PRCS	Community Park	\$4,526,187	\$5,267,211	\$741,024	16%	\$45.26	\$56.72	\$11.46	16%
PRCS	Teen Center	\$7,402,417	\$11,830,983	\$4,428,566	60%	\$31.09	\$49.69	\$18.60	60%
PRCS	Senior Center	\$5,635,849	\$9,443,095	\$3,807,246	68%	\$69.32	\$116.15	\$46.83	68%
PRCS	Respite Center	\$2,153,372	\$3,338,296	\$1,184,924	55%	\$17.66	\$27.37	\$9.72	55%
Sheriff's Office	Substation (8,000 sq)	\$3,345,940	\$7,587,726	\$4,241,786	127%	\$44.61	\$101.17	\$56.56	127%
Social Services	Juvenile Detention Center	\$8,053,211	\$12,655,866	\$4,602,655	57%	\$46.98	\$73.83	\$26.85	57%
Social Services	Youth Shelter	\$2,617,931	\$5,103,520	\$2,485,589	95%	\$19.63	\$38.28	\$18.64	95%
Social Services	Juvenile Assessment Center	\$1,861,208	\$2,950,104	\$1,088,896	59%	\$7.67	\$12.16	\$4.49	59%
Social Services	Transitional Independent Living Residence	\$2,338,187	\$3,249,194	\$911,007	39%	\$9.35	\$13.00	\$3.64	39%
Social Services	Transitional Homeless Shelter	\$2,519,196	\$3,397,938	\$878,742	35%	\$27.99	\$37.75	\$9.76	35%
Social Services	Emergency Homeless Shelter	\$2,411,523	\$3,229,459	\$817,936	34%	\$10.72	\$14.35	\$3.64	34%

East \$2,527 \$3,684 \$1,157
West \$2,255 \$4,012 \$1,757

Schools CIF Calculation

Loudoun Co Public Schools	Elementary School	\$23,930,000	\$28,730,000	\$4,800,000	20%	\$12,622.42	\$15,154	\$2,532	20%
Loudoun Co Public Schools	Middle School	\$44,575,000	\$53,980,000	\$9,405,000	21%	\$8,687.95	\$9,227	\$539	6%
Loudoun Co Public Schools	High School	\$82,560,000	\$106,080,000	\$23,520,000	28%	\$15,876.92	\$18,133	\$2,256	14%
		\$151,065,000	\$188,790,000	\$37,725,000		\$37,187	\$42,515	\$5,328	

* All facility costs include the cost of land and are therefore higher than the project costs in the CIF (where land costs are in a separate section).

FY 07 Capital Project Costs

Facility:	Animal Shelter	Fire Station (East) *	Fire Station (West) *	General Govt. Office Space	Health Clinic	Juvenile Probation Residence	Library	MR Residence	MH Residence	MHSA Day Treatment Center
Building Gross Square Feet	18,000	13,000	13,000	1 s.f.	13,000	8,800	30,000	3,400	3,400	8,000
Land (Acres)	5	5	5		5	2	7	0.25	0.25	2
Land Cost Per Acre	\$300,000	\$300,000	\$100,000	\$0	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Land Costs	\$1,500,000	\$1,500,000	\$500,000	\$0	\$1,500,000	\$600,000	\$2,100,000	\$75,000	\$75,000	\$600,000
<i>Subtotal</i>	\$1,500,000	\$1,500,000	\$500,000	\$0	\$1,500,000	\$600,000	\$2,100,000	\$75,000	\$75,000	\$600,000
<i>Professional Services</i>										
A&E 12% - 15%	\$736,234	\$577,156	\$577,156	\$0	\$733,116	\$364,292	\$1,222,537	\$146,420	\$146,420	\$235,500
Construction Management	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0
Geotechnical Report	\$10,000	\$10,000	\$10,000	\$0	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Third Party Inspection	\$45,000	\$50,000	\$50,000	\$0	\$55,000	\$18,000	\$70,000	\$55,000	\$55,000	\$55,000
<i>Subtotal</i>	\$791,234	\$637,156	\$637,156	\$0	\$798,116	\$392,292	\$1,602,537	\$211,420	\$211,420	\$300,500
<i>Construction Costs</i>										
Site Development	\$1,000,000	\$1,000,000	\$1,000,000	\$0	\$1,000,000	\$400,000	\$1,400,000	\$50,000	\$50,000	\$400,000
Gross S.F. Construction	\$3,544,655	\$2,562,693	\$2,562,693	\$0	\$3,525,410	\$1,848,714	\$6,146,528	\$853,825	\$853,825	\$1,053,705
15% Design Contingency	\$681,698	\$534,404	\$534,404	\$0	\$678,812	\$337,307	\$1,131,979	\$135,574	\$135,574	\$218,056
5% Construction Contingency	\$227,233	\$178,135	\$178,135	\$0	\$226,271	\$112,436	\$377,326	\$45,191	\$45,191	\$72,685
<i>Subtotal</i>	\$5,453,586	\$4,275,231	\$4,275,231	\$0	\$5,430,492	\$2,698,456	\$9,055,833	\$1,084,590	\$1,084,590	\$1,744,446
<i>FF&E</i>										
Furnishing & Equipment	\$545,359	\$427,523	\$427,523	\$0	\$543,049	\$134,923	\$2,800,000	\$54,230	\$54,230	\$130,833
Phone & Data	\$30,000	\$30,000	\$30,000	\$0	\$30,000	\$20,000	\$50,000	\$30,000	\$30,000	\$100,000
Utilities	\$100,000	\$100,000	\$100,000	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<i>Subtotal</i>	\$675,359	\$557,523	\$557,523	\$0	\$673,049	\$254,923	\$2,950,000	\$184,230	\$184,230	\$330,833
<i>Capital Project Cost</i>	\$8,420,179	\$6,969,911	\$5,969,911	\$0	\$8,401,658	\$3,945,671	\$15,708,371	\$1,555,239	\$1,555,239	\$2,975,780
Construction Cost S.F.	\$303	\$329	\$329		\$418	\$307	\$302	\$319	\$319	\$218
Total Project Cost S.F.	\$468	\$536	\$459		\$646	\$448	\$524	\$457	\$457	\$372
Land Only	\$1,500,000	\$1,500,000	\$500,000	\$0	\$1,500,000	\$600,000	\$2,100,000	\$75,000	\$75,000	\$600,000
Project Costs	\$6,920,179	\$5,469,911	\$5,469,911	\$0	\$6,901,658	\$3,345,671	\$13,608,371	\$1,480,239	\$1,480,239	\$2,375,780
Total	\$8,420,179	\$6,969,911	\$5,969,911	\$0	\$8,401,658	\$3,945,671	\$15,708,371	\$1,555,239	\$1,555,239	\$2,975,780

* Fire Stations do not include the cost of vehicles which are captured in a separate facility standard.

FY 07 Capital Project Costs

Facility:	MHSA Adolescent Group Home	Adolescent Transitional Living Res	Regional Park & Community Park Ride Lot & Ride Lot	Bus Maintenance Facility	Recreation Center	Regional Park with 19 Fields	District Park Community Park with 9 Fields	Teen Center
Building Gross Square Feet	8,000	8,000	350 spaces	28,000	75,000	200 acres	75 acres	20,000
Land (Acres)	2	2	7	10	15	200	75	5
Land Cost Per Acre	\$300,000	\$300,000	\$300,000	\$300,000	\$32,500	\$17,520	\$32,500	\$300,000
Land Costs	\$600,000	\$600,000	\$2,100,000	\$3,000,000	\$487,500	\$3,504,000	\$2,437,500	\$1,500,000
<i>Subtotal</i>	\$600,000	\$600,000	\$2,100,000	\$3,000,000	\$487,500	\$3,504,000	\$2,437,500	\$1,500,000
<i>Professional Services</i>								
A&E 12%-15%	\$390,258	\$274,722	\$312,652	\$155,034	\$884,814	\$2,868,180	\$2,644,721	\$1,180,421
Construction Management	\$0	\$0	\$0	\$0	\$430,000	\$230,000	\$0	\$0
Geotechnical Report	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$25,000	\$25,000	\$10,000
Third Party Inspection	\$55,000	\$16,000	\$15,000	\$15,000	\$150,000	\$25,000	\$25,000	\$40,000
<i>Subtotal</i>	\$455,258	\$300,722	\$337,652	\$180,034	\$3,458,180	\$2,924,721	\$1,230,421	\$1,159,622
<i>Construction Costs</i>								
Site Development	\$400,000	\$400,000	\$1,400,000	\$800,000	\$2,000,000	\$3,000,000	\$13,144,473	\$5,710,146
Gross S.F. Construction	\$2,009,000	\$1,295,812	\$529,950	\$157,002	\$3,461,813	\$14,704,812	\$3,180,962	\$1,576,401
15% Design Contingency	\$361,350	\$254,372	\$289,492	\$143,550	\$819,272	\$2,655,722	\$2,448,815	\$1,092,982
5% Construction Contingency	\$120,450	\$84,791	\$96,497	\$47,850	\$273,091	\$885,241	\$816,272	\$364,327
<i>Subtotal</i>	\$2,890,800	\$2,034,975	\$2,315,940	\$1,148,403	\$6,554,176	\$21,245,774	\$19,590,522	\$8,743,857
<i>FF&E</i>								
Furnishing & Equipment	\$231,264	\$203,497	\$0	\$0	\$655,418	\$2,124,577	\$0	\$0
Phone & Data	\$30,000	\$10,000	\$0	\$0	\$10,000	\$75,000	\$10,000	\$10,000
Utilities	\$100,000	\$100,000	\$148,831	\$53,732	\$100,000	\$200,000	\$2,358,125	\$262,500
<i>Subtotal</i>	\$361,264	\$313,497	\$148,831	\$53,732	\$765,418	\$2,399,577	\$2,368,125	\$272,500
<i>Capital Project Cost</i>	\$4,307,322	\$3,249,194	\$4,902,423	\$2,582,169	\$11,304,408	\$27,591,031	\$28,387,368	\$13,225,684
Construction Cost S.F.	\$361	\$254	\$0	\$234	\$283	\$127,338	\$116,585	\$151,560
Total Project Cost S.F.	\$538	\$406	\$0	\$404	\$368	\$141,937	\$176,342	\$175,574
Land Only	\$600,000	\$600,000	\$2,100,000	\$3,000,000	\$487,500	\$3,504,000	\$2,437,500	\$1,500,000
Project Costs	\$3,707,322	\$2,649,194	\$2,802,423	\$1,382,169	\$8,304,408	\$24,883,368	\$10,788,184	\$4,292,211
Total	\$4,307,322	\$3,249,194	\$4,902,423	\$2,582,169	\$11,304,408	\$28,387,368	\$13,225,684	\$5,267,211
								\$11,830,983

FY 07 Capital Project Costs

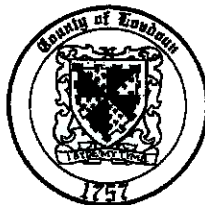
Facility:

	Senior Center	Respite Center	Sheriff Substation	Juvenile Detention Center	Transitional Homeless Shelter	Emergency Homeless Shelter	Youth Shelter	Juvenile Assessment Center
Building Gross Square Feet	15,000	5,000	18,000	22,000	9,000	9,000	8,000	4,000
Land (Acres)	5	2	5	6	2	2	2	2
Land Cost Per Acre	\$300,000	\$300,000	\$100,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Land Costs	\$1,500,000	\$600,000	\$500,000	\$1,800,000	\$600,000	\$600,000	\$600,000	\$600,000
<i>Subtotal</i>	\$1,500,000	\$600,000	\$500,000	\$1,800,000	\$600,000	\$600,000	\$600,000	\$600,000
<i>Professional Services</i>								
A&E 12%-15%	\$831,108	\$285,117	\$757,282	\$1,119,682	\$303,031	\$283,837	\$463,320	\$242,683
Construction Management	\$0	\$0	\$0	\$408,847	\$0	\$0	\$0	\$0
Geotechnical Report	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Third Party Inspection	\$30,000	\$10,000	\$20,000	\$44,000	\$18,000	\$18,000	\$55,000	\$10,000
<i>Subtotal</i>	\$871,108	\$305,117	\$787,282	\$1,582,529	\$331,031	\$311,837	\$528,320	\$262,683
<i>Construction Costs</i>								
Site Development	\$1,000,000	\$400,000	\$1,000,000	\$1,200,000	\$400,000	\$400,000	\$400,000	\$400,000
Gross S.F. Construction	\$4,130,294	\$1,359,984	\$3,674,579	\$5,711,619	\$1,470,561	\$1,352,081	\$2,460,000	\$1,098,046
15% Design Contingency	\$769,544	\$263,998	\$701,187	\$1,036,743	\$280,584	\$262,812	\$429,000	\$224,707
5% Construction Contingency	\$256,515	\$87,999	\$233,729	\$345,581	\$93,528	\$87,604	\$143,000	\$74,902
<i>Subtotal</i>	\$6,156,353	\$2,111,981	\$5,609,495	\$8,293,943	\$2,244,674	\$2,102,497	\$3,432,000	\$1,797,655
<i>FF&E</i>								
Furnishing & Equipment	\$615,635	\$211,198	\$560,949	\$829,394	\$112,234	\$105,125	\$343,200	\$179,766
Phone & Data	\$30,000	\$10,000	\$30,000	\$50,000	\$10,000	\$10,000	\$100,000	\$10,000
Utilities	\$270,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<i>Subtotal</i>	\$915,635	\$321,198	\$690,949	\$979,394	\$222,234	\$215,125	\$543,200	\$289,766
<i>Capital Project Cost</i>	\$9,443,095	\$3,338,296	\$7,587,726	\$12,655,866	\$3,397,938	\$3,229,459	\$5,103,520	\$2,950,104
Construction Cost S.F.	\$410	\$422	\$312	\$377	\$249	\$234	\$429	\$449
Total Project Cost S.F.	\$630	\$668	\$422	\$575	\$378	\$359	\$638	\$738
Land Only	\$1,500,000	\$600,000	\$500,000	\$1,800,000	\$600,000	\$600,000	\$600,000	\$600,000
Project Costs	\$7,943,095	\$2,738,296	\$7,087,726	\$10,855,866	\$2,797,938	\$2,629,459	\$4,503,520	\$2,350,104
Total	\$9,443,095	\$3,338,296	\$7,587,726	\$12,655,866	\$3,397,938	\$3,229,459	\$5,103,520	\$2,950,104

FY 07 Capital Vehicles	FY 07 Base Vehicle	FY 07 Equipment	FY 07 Total Cost
1500-gpm Engine	\$515,000	\$15,000	\$530,000
ALS Ambulance	\$215,000	\$50,000	\$265,000
Ladder Truck	\$750,000	\$20,000	\$770,000
Heavy Rescue Squad	\$500,000	\$20,000	\$520,000
Tanker	\$370,000	\$20,000	\$390,000
Brush Truck	\$100,000	\$20,000	\$120,000
Total	\$2,450,000	\$145,000	\$2,595,000

FY 07 Capital Project Costs --- Schools

	Elementary School	Middle School	High School
Land Costs	\$6,000,000	\$10,500,000	\$22,500,000
Professional Services	\$1,591,100	\$3,043,600	\$5,850,600
Construction Costs	\$17,729,400	\$33,914,400	\$65,192,400
FF&E	\$3,409,500	\$6,522,000	\$12,537,000
TOTALS	\$28,730,000	\$53,980,000	\$106,080,000

**STAFF REPORT****BOARD OF SUPERVISORS PUBLIC HEARING****DATE OF HEARING: June 14, 2006****CPAM 2006-0001, Proffered Land Sites Valuation Credit Methodology****DECISION DEADLINE: At the Pleasure of the Board of Supervisors****ELECTION DISTRICT: Countywide****PROJECT MANAGER: Paul Brown, Assistant to the County Administrator****EXECUTIVE SUMMARY**

In June 2004, the Board of Supervisors directed the Fiscal Impact Committee (FIC) to review the County's Capital Facility Standards, Capital Needs Assessment and Capital Intensity Factor (CIF). This review also resulted in recommendations back to the Board for various policy revisions to the County's Capital Facility Proffer Policies contained in the Revised General Plan (Plan). At the January 18, 2005 business meeting, the Board of Supervisors initiated a comprehensive plan amendment (CPAM) to address these recommendations. One policy recommended for revision was the "Valuation Credit Methodology for Proffered Land Sites." (Attachment 1) This current CPAM, 2006-0001, has been given priority to coincide with the FIC's annual review and update of the inputs to the CIF (which includes consideration of land values for County capital facilities). As a result of the Board discussions in January 2005, staff has been providing two value calculations for land proffers in the referrals for active re-zonings. This has been a time consuming and at times confusing and contentious process for both staff and applicants.

The County's historical approach to land acquisition for capital projects has been primarily through the availability of proffered land sites. This is due in a large part to the County's desire to mitigate the cost of purchasing land. Despite the last two Capital Improvement Program planning cycles (FY 05-FY 06), which have seen a greater reliance on the County and School System purchasing land sites to implement its Capital Improvement Program, there is still a desire to continue encouraging proffered sites through the re-zoning process.

During the FIC's review, there was discussion that the current proffer policies used to negotiate land proffers were creating a disincentive for developers/applicants to proffer land parcels in a re-zoning. Specifically, the per-acre value credit methodology, which establishes the value of a land proffer, and the incongruity with what the CIF land value includes, was of concern. After review and discussion of possible options, the FIC recommended that the value credit methodology for a proffered land site contained in the current Plan policies be changed from assessing value in the pre-zoned state to assessing value through an independent appraisal.

While the FIC came up with suggested language for the policy revision, the specific details of implementation were not developed. Discussions with internal agencies and stakeholders over the last couple of months have served to frame and address these issues. The actual policy language recommended by the FIC has been drafted to amend Chapter 3, Fiscal Planning and Public Facilities, Section B. Proffers, Proffer Policies, policy #8 of the Revised General Plan. (Attachment 2). Accompanying guidelines to implement the appraisal review process included in the revised methodology policy have also been suggested as an amendment to Chapter 11, Implementation, Proffer Guidelines of the Revised General Plan. (Attachment 2).

RECOMMENDATIONS:

Planning Commission

The Planning Commission held a Public Hearing on CPAM 2006-0001, Proffered Land Sites Valuation Credit Methodology on May 15, 2006. At the Public Hearing the Planning Commission voted 8-0-1 (Hsu, absent) to forward CPAM 2006-0001 to the Board of Supervisors with a favorable recommendation. A summary of the Public Hearing is provided on page 6 of this item.

Staff

Staff concurs with the Planning Commission's recommendation of approval.

SUGGESTED MOTIONS:

1. I move that the Board of Supervisors place CPAM 2006-0001, Proffered Land Sites Valuation Credit Methodology on the agenda of the July 18, 2006 Board of Supervisors Meeting for action.

Or

2. I move to refer CPAM 2006-0001, Proffered Land Sites Valuation Credit Methodology to the next available Transportation/Land Use Committee meeting for further discussion.

Or

- 3a. I move to suspend the rules.

- 3b. I move the Board of Supervisors approve CPAM 2006-0001, Proffered Land Sites Valuation Credit Methodology as recommended by the Planning Commission (Attachment 2).

Or

4. I move an alternate motion.

I. BACKGROUND

In June 2004, the Board of Supervisors directed the Fiscal Impact Committee (FIC) to review the County's Capital Facility Standards, Capital Needs Assessment and Capital Intensity Factor (CIF). This review also resulted in recommendations back to the Board for various policy revisions to the County's Capital Facility Proffer Policies contained in the Revised General Plan (Plan). At the January 18, 2005 business meeting, the Board of Supervisors initiated a comprehensive plan amendment (CPAM) to address these recommendations. One policy recommended for revision was the "Valuation Credit Methodology for Proffered Land Sites."

The County wants to encourage the voluntary contribution of land proffers in a rezoning so that the number of land sites the County must purchase to develop its capital facilities is minimized. The County has limited financial resources to compete in the marketplace for the number of public use sites required to meet capital facility infrastructure needs. (Over the next six-year capital improvement planning period, the County/School land acquisition program requires the purchase of approximately 350-acres or on average of 60-acres per year.) The capital facility credit to the developer for proffered land in the re-zoning process can serve as an incentive for land contributions for public facilities. If the County has a policy that is perceived as a disincentive for land contributions, then land proffers will not be forthcoming.

During the FIC's review, this issue that the current proffer policies used to negotiate land proffers was creating a disincentive for developers/applicants to proffer land parcels in a rezoning came to light. Specifically, the disparity between the per-acre value credit methodology, which establishes the value of a land proffer, and the methodology by which the Capital Intensity Factor establishes as the land value was of concern.

Under current policies, the value credit methodology for a proffered land site states:

"For the purposes of evaluating proffers, the per-acre value for public use land that does not require any improvements to be completed by the developer will be determined on the applicant's undeveloped parcel in a pre-rezoned state. For improved sites, the following shall be taken into consideration during proffer evaluation as applicable:

- a. Site preparation improvements such as clearing and grubbing, grading, stormwater management, erosion control, and related engineering and permitting costs.*
- b. A proportional share of improvements directly related to providing access to the site (pedestrian underpasses, construction of adjacent streets, trails, and sidewalks).*
- c. A proportional share of project infrastructure such as stormwater management ponds, sanitary sewer lines and major off-site and on-site roadways serving the site."*

The FIC determined that this methodology will not encourage land proffers since the pre-rezoned value used to calculate the credit is well below the planned land use market value. As an example, a one acre proffered site's value in its pre-rezoned state is assessed at \$50,000 per acre

whereas the market value may be \$150,000 per acre. The Committee concluded that if a developer is only getting credit at the pre-rezoned assessed value, then there is a disincentive to proffer land toward the capital facility needs of the County/Schools.

Further, the current Plan policy and methodology is inconsistent with what is included in the land value calculations in the CIF. The CIF is driven by a formula that calculates facility costs per capita for each type of adopted capital facility standard. Included in the calculation of that cost is the value of land. The land value is based on the cost to the County/Schools if they were to purchase the land. Thus, the land values going into the calculation are often higher than the credit value the developer receives at the time of the proffer negotiations. For example, the Loudoun County Public School System establishes a \$200,000 per-acre cost for land toward the facility costs calculated in the CIF while the pre-zoned value during negotiations for a proffered land site only establishes a \$75,000 per-acre value.

To achieve a higher valuation credit, the developer will often offer "improvements" that, as defined in Plan Policy, permit the County to give additional per-acre credits for a land proffer. Since the developer can often provide these improvements at a lower cost than the credit value assigned to these improvements, many developers have proffered improved land sites in order to obtain a higher credit for their proffered land site. As an example, a developer proffers a 5-acre site which has a pre-zoned base value of \$50,000 per-acre under the current policy. Without improvements the capital facility credit would be \$250,000 for the land parcel. However in this case, the developer also proffers to finish grading the pad site, extend road frontage and provide all utility lines to the site. For the purposes of this example, these improvements could add as much as \$150,000 per-acre in value to the proffered land site. The new credit would be calculated at \$200,000 per-acre or a capital facility credit of \$1,000,000. Although the developer would have to spend some money to gain this increase, the expense would normally be less than the additional credit gained.

The FIC did not recommend any changes to the existing policies for improved proffered land sites because it was recognized as mutually beneficial to the developer and the County because the developer can provide the improvements at a cost less than the County would contract for in the course of constructing a facility and project development time is saved by having a site ready for design and construction.

The FIC did, however, recommend that the value credit methodology for a proffered land site be changed from assessing value in the pre-rezoned state to assessing value through an independent appraisal. Specifically, the following policy language was recommended for inclusion in Chapter 3 of the Revised General Plan:

"For the purposes of evaluating proffers for public use sites, the per-acre value for land that does not require any improvements to be completed by the developer will be determined by appraisal of the market value of the site based upon comparison of properties with similar densities suggested by the Planned Land Use Designation in the Revised General Plan. The appraisal shall be paid for by the developer and provided to the County."

This policy language recommendation was carried forward in the initiation of the overall Proffer Policies Plan CPAM by the Board and has served as the starting point for this review.

II. AGENCY AND STAKEHOLDER REVIEW

A series of discussions with internal agencies and stakeholders over the last couple of months have been conducted to frame and address the issues posed by the CPAM which recommends the policy approach of using the established and accepted method of a professional appraisal to determine land value.

Staff in the Department of Management/Financial Services noted that with an appraisal method approach, the County needs to have some control of the firms to be used (with developer concurrence), and suggested that such language be included in the form of policy and/or guidelines in the implementation chapter of the Plan to reflect this. Further, the Assessor stressed the need to provide specific direction as to the basis of the appraisal to be sought (i.e., highest and best use, intended use or existing land use).

The Department of Economic Development has recommended that the proposed credit methodology only be used for proffered sites that are located on the site being rezoned. If the proffered site is located off-site, then the pre-rezoned value or purchase price of the parcel should be used. In general, the Department of Economic development discourages the use of off-site proffer contributions that convert land zoned for commercial or industrial use to a public use. With any proffered land site, it is critical that the site have easy access to infrastructure and be conveyed in the first phase of the development to optimize its public use.

A series of small focus groups also were conducted with representatives of several developers and builders. Their input built on the staff recommendations noted above to include policy amendments in the implementation chapter and a procedural checklist for staff to use to implement the appraisal. In general they were supportive of the FIC's recommended policy language change and agreed the amendment would offer an incentive to proffer land in a rezoning beyond what the current language achieves. They also provided guidance on best practices for the implementation of the recommended professional appraisal process including that the County identify an approved appraisal firm list of at least 10-12 firms. In addition, they recommended that the approved appraiser be a Member of the Appraisal Institute (MAI).

III. PLANNING COMMISSION PUBLIC HEARING

At the Planning Commission Public Hearing on May 15, 2006, one speaker representing the Northern Virginia Building Industry Association (NVBIA) spoke in favor of the proposed CPAM and suggested that all appraisers be MAI appraisers. The Planning Commissioners asked for clarifications regarding implementation procedures. Commissioner Syska asked for more information on the type of appraisal to be done and if it will be conducted on site. Dr. Herbert asked about the concerns of the Department of Economic Development. Commissioner Volpe recommended approval, seconded by Commissioner Beerman. The Planning Commission voted 8-0-1 (Hsu, absent) to forward CPAM 2006-0001 to the Board of Supervisors with a favorable recommendation.

Staff responded that the professional appraisal would follow the proposed policy language requesting an appraisal of the land site with its planned land use designation and that the appraisal would require a site visit. Staff clarified that Dr. Herbert's and the Department of Economic Development's concerns regarding acceptance of off-site proffered parcels was a policy discussion beyond the scope of the recommended proffer credit methodology policy language.

IV. CONCLUSIONS

The County's historical approach to land acquisition for capital projects has been primarily through the availability of proffered land sites. This is due in a large part to the County's desire to mitigate the cost of purchasing land. Despite the last two Capital Improvement Program planning cycles (FY 05-FY 06), which have seen a greater reliance on the County and School System purchasing land sites to implement its Capital Improvement Program, there is still a desire to continue encouraging proffered sites through the re-zoning process.

The capital facility credit to the developer for proffered land in the re-zoning process does not appear to be serving as an incentive for land contributions for public facilities. If the County has a policy that is perceived as a disincentive for land contributions, then land proffers will not be forthcoming. Since the Board initiated the CPAM in January 2005, staff has been providing two value calculations for land proffers as a part of a staff report for a re-zoning. This has been a time consuming and at times confusing and contentious process for both staff and applicants. Further, with the FIC's annual review and update of the inputs to the CIF coming forward to the Board in the June/July 2006 timeframe, there is an opportunity to synchronize the methodology and the calculation.

Based on the feedback and input provided to date, the methodology that is recommended would use a professional appraisal to calculate the land value used to determine the capital facility proffer credit. As such, the policy language in Chapter 3 that is recommended is:

"For the purposes of evaluating proffers for public use sites, the per-acre value for land that does not require any improvements to be completed by the developer will be determined by appraisal of the market value of the site based upon comparison of properties with similar densities suggested by the Planned Land Use Designation in the Revised General Plan. The appraisal shall be paid for by the developer and provided to the County."

And the recommended addition to the proffer guidelines in Chapter 11 of the Revised General Plan is:

"A developer proffering a land site as a part of an active re-zoning application shall contact Loudoun County for a list of appraisal firms approved by the County to determine the market value of land at its planned land use designation in the Revised General Plan. The developer shall contact one of the approved appraisal firms and request an appraisal. The cost of the appraisal will be paid for by the developer."

The specific proposed draft text, policies and definitions shown in the context of the Revised General Plan are provided in Attachment 2.

IV. ATTACHMENTS

1. Copy Teste, January 18, 2005
2. Proposed Draft Text, Policies, and Glossary Definitions shown as amendments to Current Plan Policies

Staff Contact: Paul Brown, Assistant to the County Administrator
Melanie Wellman, Planner, Department of Planning

**Industry Roundtable on the Impact of Escalating Costs
of Construction Materials**

**Holiday Inn Select
Chantilly
May 17, 2006**

FYI - only
Discussion -
June
12, 2006
meeting

Minutes

1. Call to Order

The meeting was called to order by Bill Daffan, of R. Edward Daffan Construction Company, at Noon with the following individuals in attendance:

Architects

Robert Beach, Robert Beach Architects
Bill Brown, Beery Rio Architects
Paul Erickson, LeMay Erickson
Marlene Shade, PSA - Dewberry

Public Officials

Nat Atapoor, Fairfax County
Steve Aitcheson, Fairfax County
Greg Feige, University of Maryland
Jack Pitzer, City of Alexandria
Lou Ann Purkins, Prince William County

Contractors

John Basham, Basham & Garcia
Steve Boyles, Gregory Construction
Gary Camp, Chamberlain Construction
Bill Daffan, R. Edward Daffan
Scott Houston, Chamberlain Construction
Kevin McKibbin, Twin Contracting
Glenn Miller, Miller Brothers
Paul Thomas, Twin Contracting
Jeff Thompson, Sully Construction

Other

Bill Downey, Downey & Scott, industry consultant & member of Fauquier
County Board of Supervisors
Leigh Hubbard, AGC of Virginia
Thomas Ransom, BB&T
Steven Vermillion, AGC of Virginia

2. Open Discussion

An open discussion followed on issues relating to rapidly increasing prices for construction materials. Topics discussed included:

- Escalation clauses, and the legality of their use by localities;
- Payment for early purchase and storage of materials;
- Cost indexes;
- The need for more transparency by contractors if adjustments are permitted;
- Possible need for legislation to address the situation;
- Do other states permit public bodies to use escalation clauses?
- Use of allowances for critical materials;
- Need of owners and lenders for fixed prices;
- Pricing uncertainty may be resulting in inflated bids and fewer bidders;
- Problem exasperated by delays in awards and notice to proceed.

3. Next Step

It was agreed that rapidly increasing prices for construction materials is a major problem for all parties to the construction process, and that another working session should be scheduled in mid-June to develop specific recommendations and draft legislation, if necessary, to address the problem.

The meeting will be held at the Prince William County Complex on Prince William Parkway. Attendees will be advised of the date and time.

Mr. Pitzer will try to arrange for a procurement expert from VACO to attend the meeting.

Mr. Vermillion will try to arrange for participation by someone from the Department of General Services who is familiar with construction and the state procurement act.

4. Adjournment

Meeting adjourned at 1:45 PM.